HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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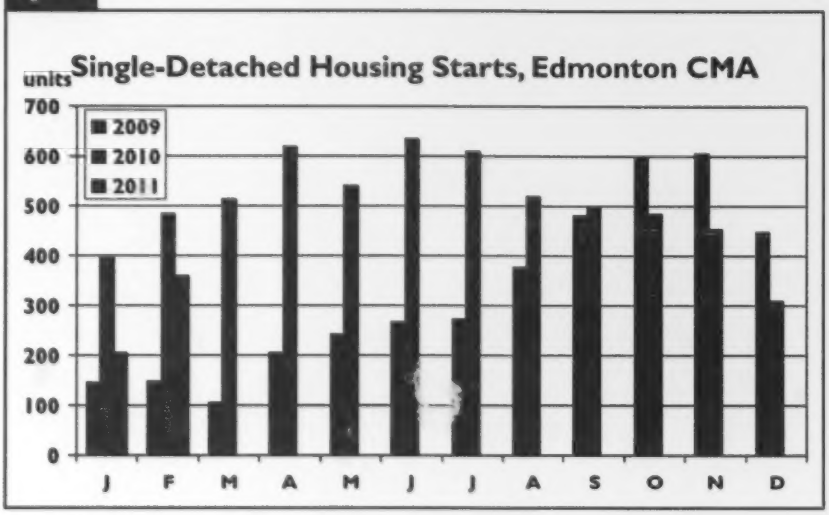
New Home Market

Edmonton's Housing Starts Decrease in February

For the fifth consecutive month, total housing starts in Greater Edmonton declined on a year-over-year basis in February. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled to 489 units in February, down from 642 units in the second month of 2010. So far this year, total housing starts have reached 852 units compared with 1,219 starts in the first two months of last year.

Across the Alberta capital region, construction began on 360 single-detached units in February, representing a 26 per cent decrease from February 2010. After two months of activity, single-detached starts totalled 565 units, down 36

Figure 1



Source: CMHC

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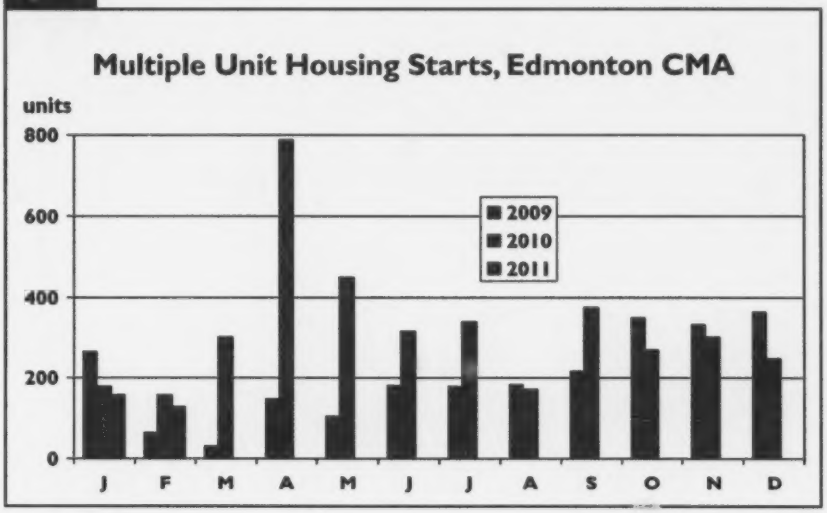
per cent from the 881 units started in the first two months of last year. Compared with this time last year when inventories were more depleted, builders have additional supply on hand as they head into the important spring selling season.

For the fourteenth consecutive month, single-detached completions increased on a year-over-year basis in February. Builders completed work on 560 units, representing an increase of 64 per cent over February 2010. Absorptions rose by 49 per cent from February 2010 to 529 units, but fell short of completions by 31 units. As a result, the inventory of completed and unoccupied units, including show homes, increased on a month-over-month basis to 587 units. This represented the seventh month in a row that inventories have moved upward compared with the previous monthly tally. On a year-over-year basis, the unabsorbed inventory was 45 per cent larger and at the highest level since July 2009.

The average price for homes absorbed in February stood at $494,014, representing a 6.8 per cent increase over the same month last year. So far in 2011, absorbed prices have risen by 6.5 per cent to $500,111. The proportion of units being absorbed this year for under $450,000 decreased to 51 per cent of the market compared with 64 per cent of single-detached homes absorbed in the first two months of 2010.

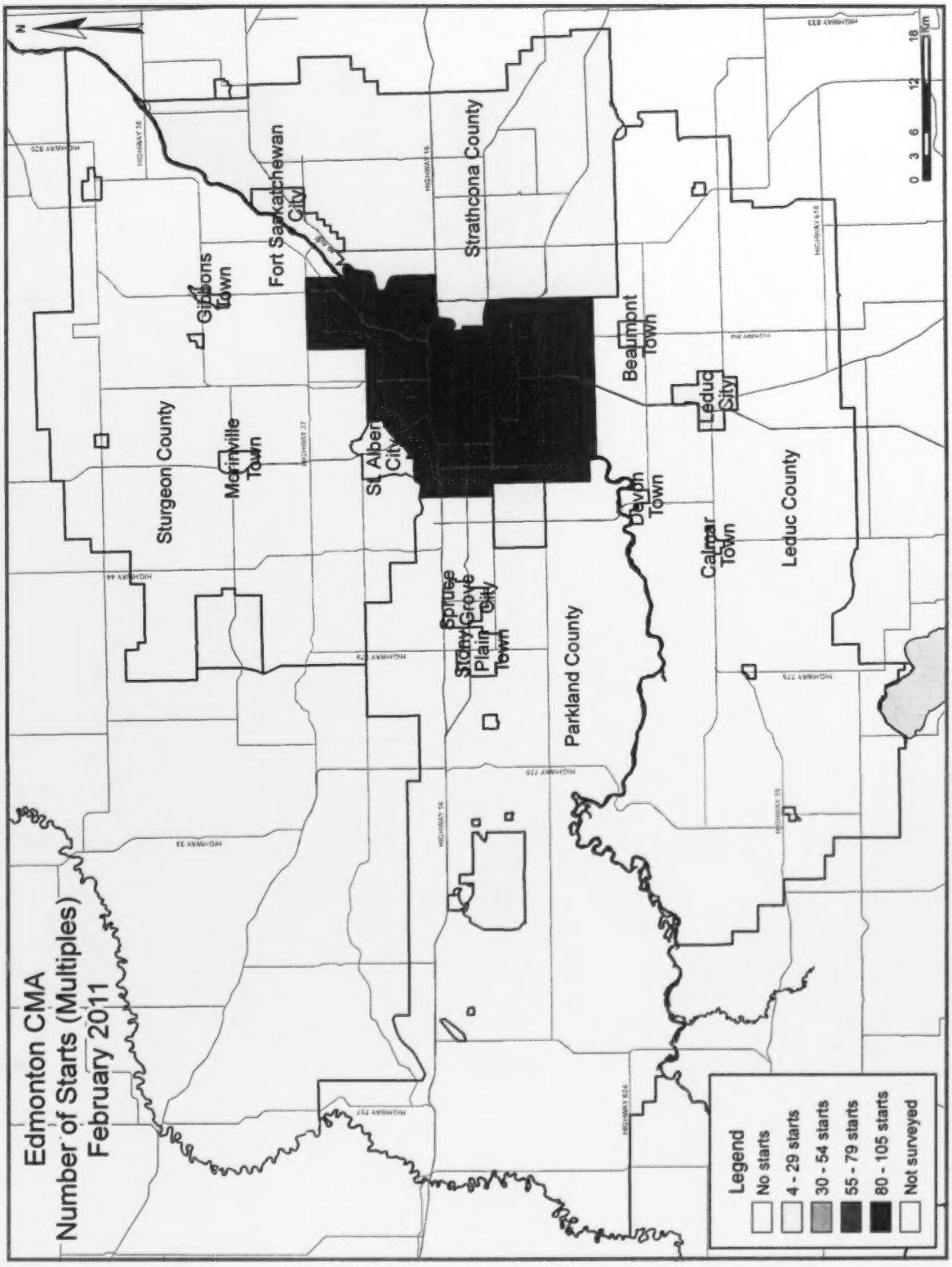
Figure 2

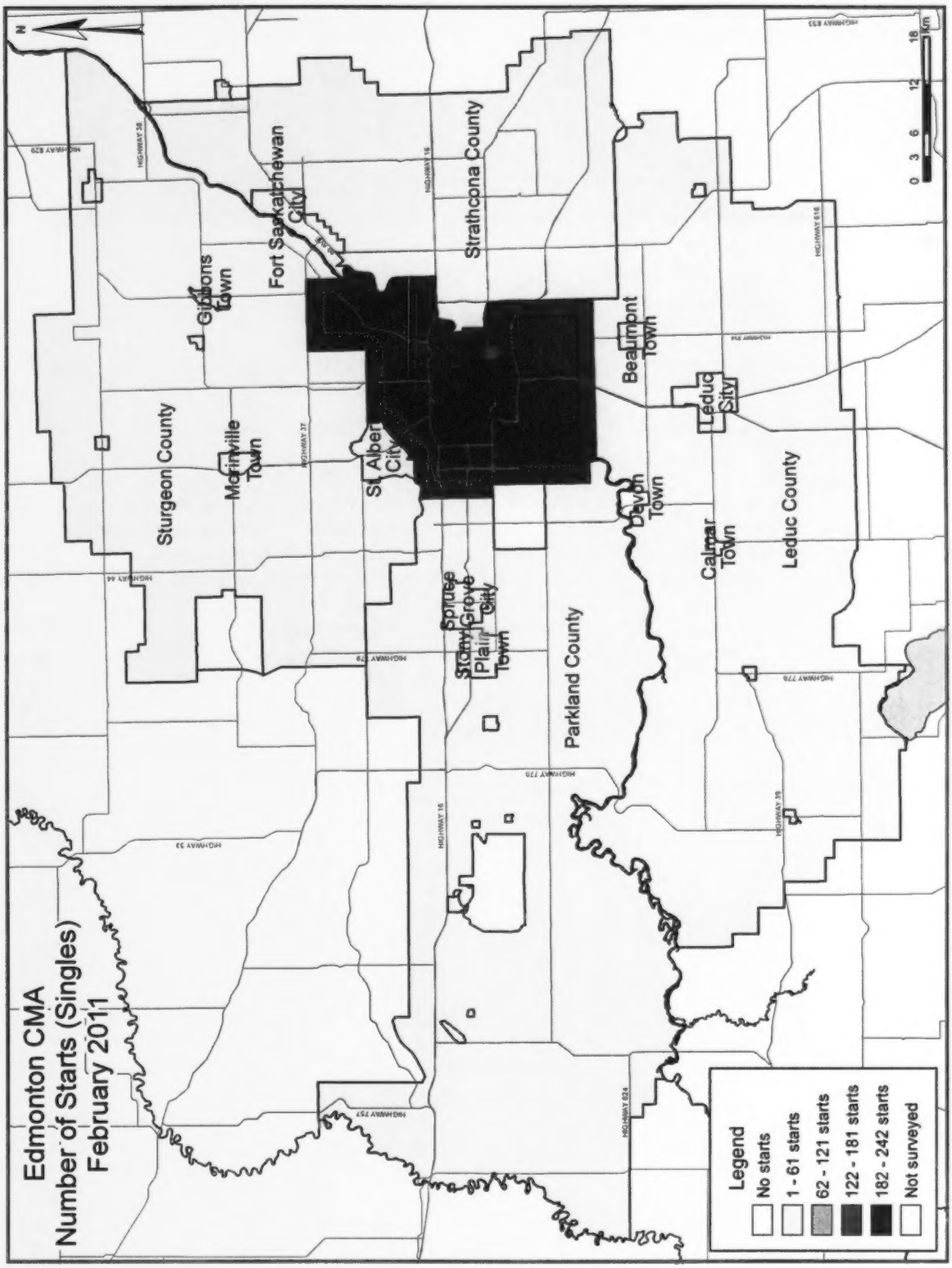


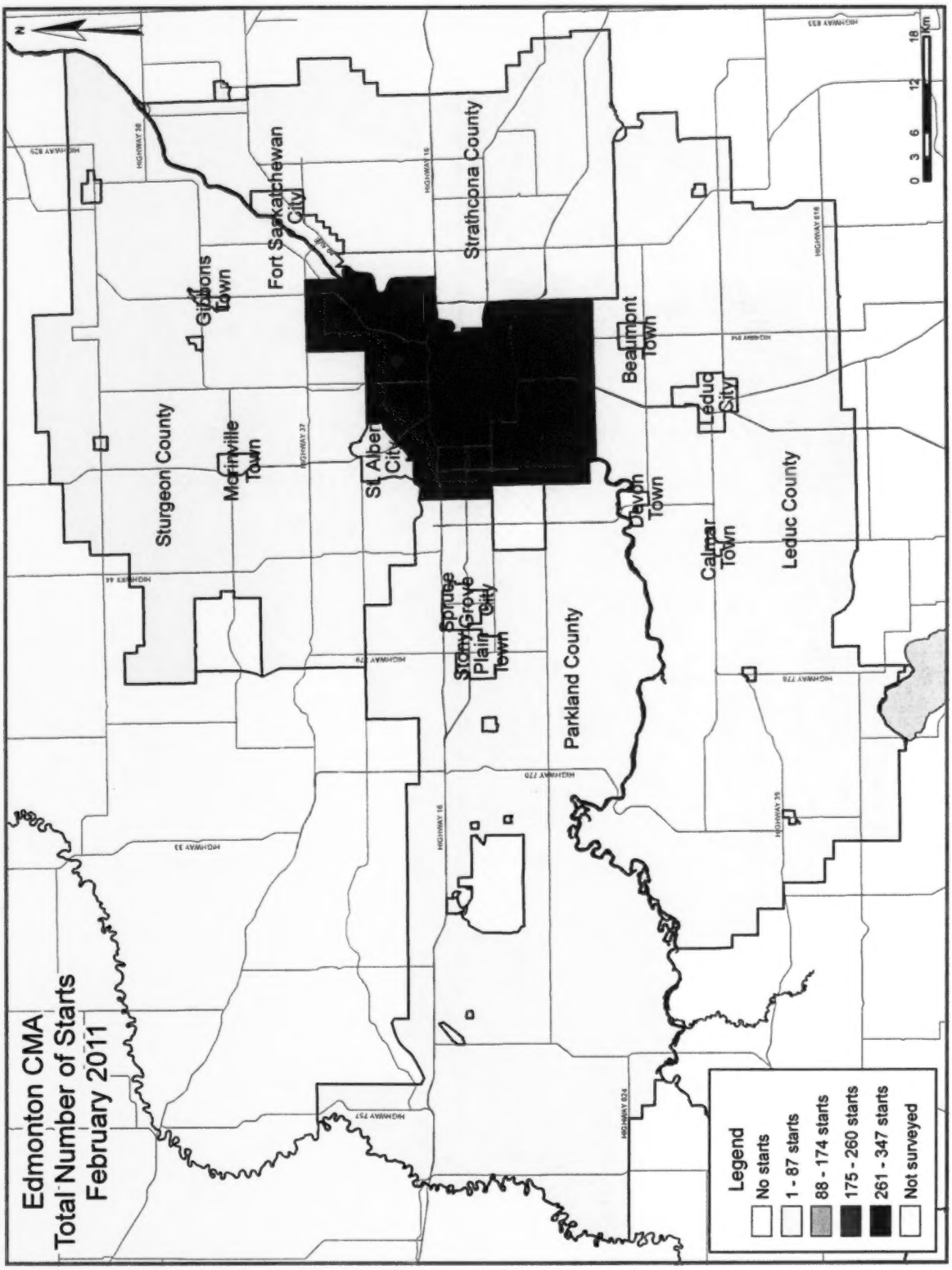
Source: CMHC

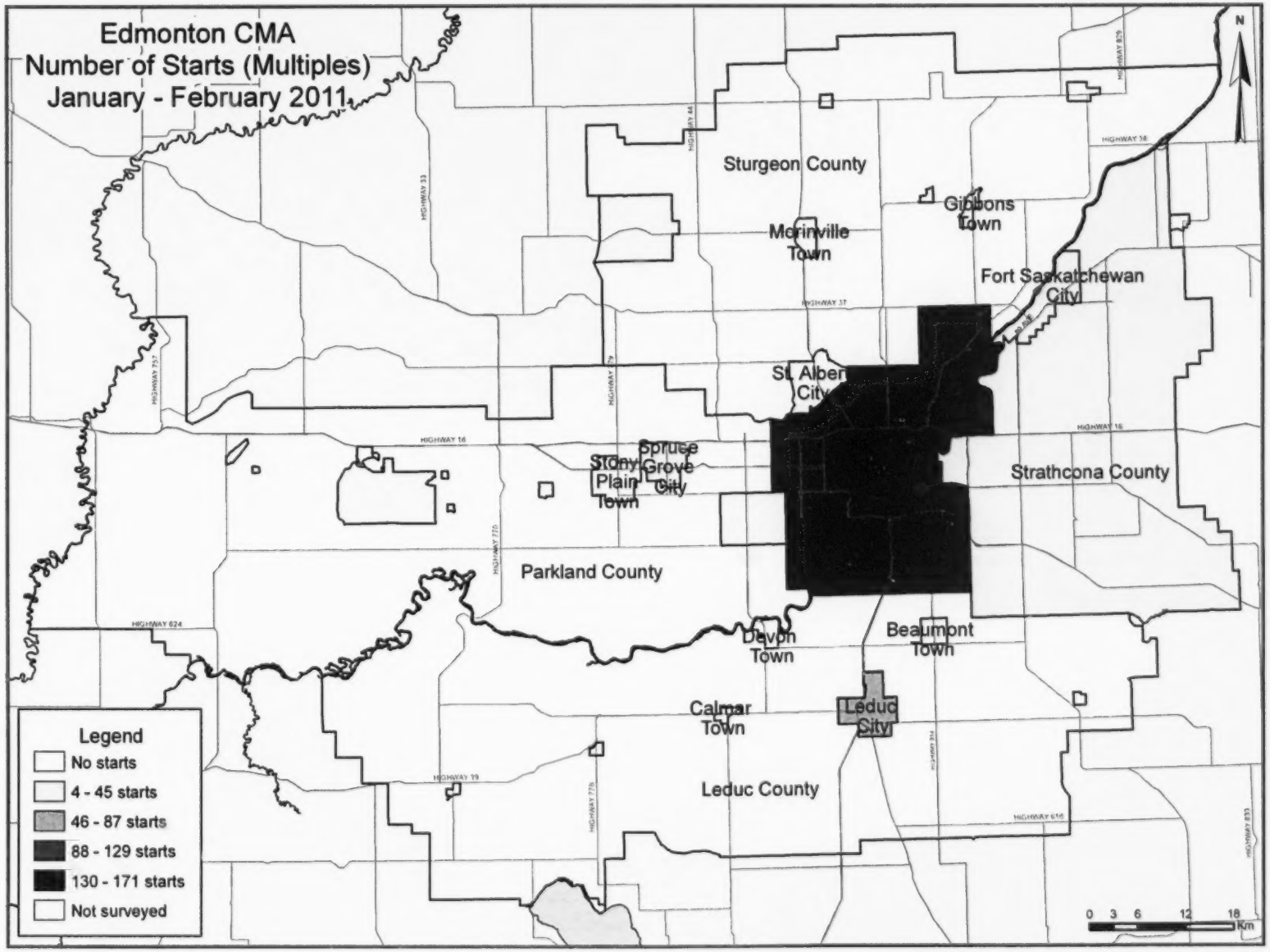
Multiple unit starts, which consist of semi-detached, row, and apartment units, decreased 18 per cent on a year-over-year basis in February to 129 units. While apartment activity improved over this time last year, semi-detached and row unit starts decreased by 18 and 79 per cent, respectively. On a year-to-date basis, multiple unit starts declined by 15 per cent to 287 units from 338 units reported in January and February 2010. Stronger activity in the suburban areas was countered by a 39 per cent decrease within the city of Edmonton.

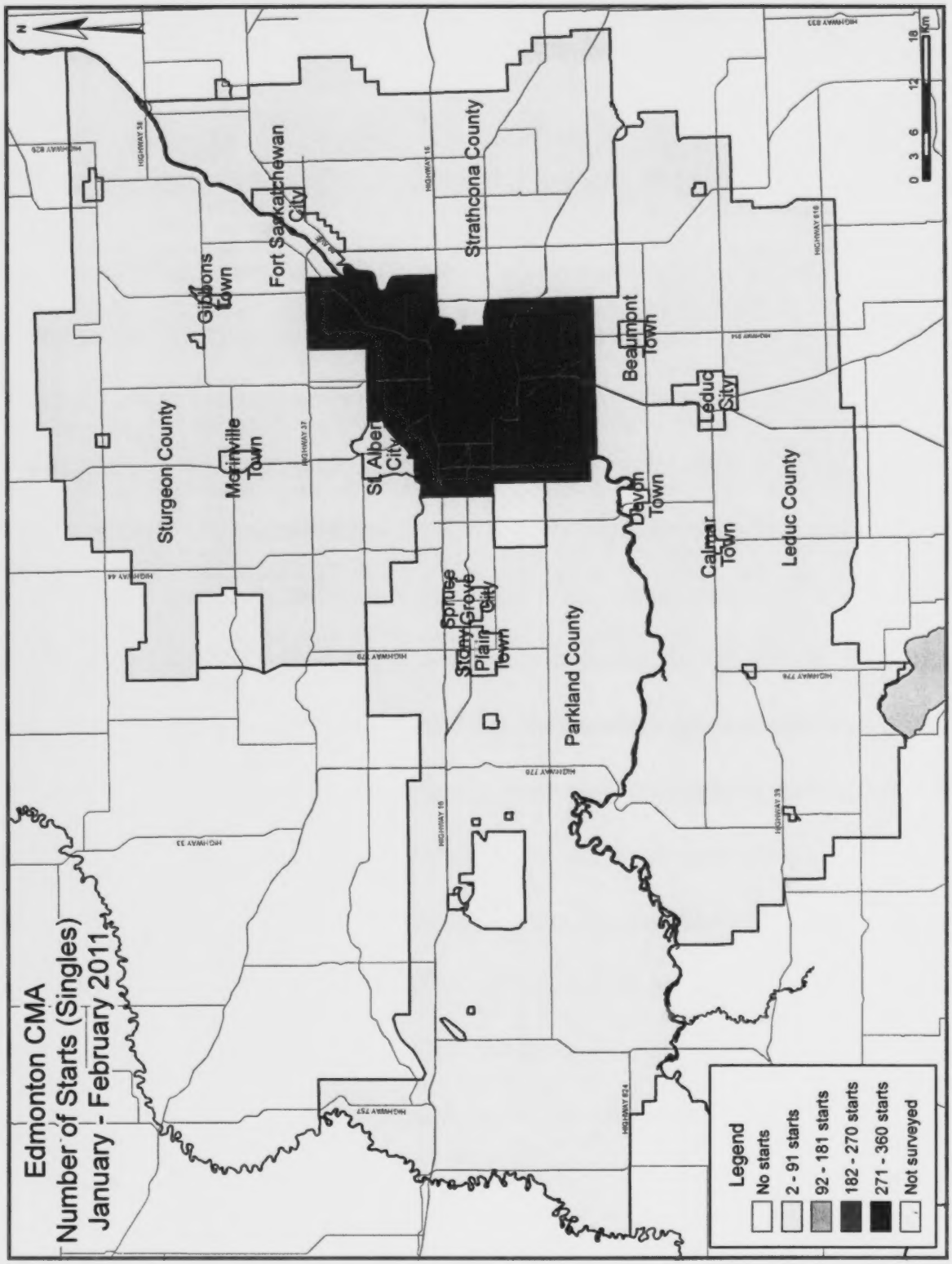
Multi-family inventories in February stood at 1,040 units, representing an increase of 107 units from the previous month. While absorptions rose by 26 per cent year-over-year in February, the number of completions increased abruptly, particularly for apartments. While not substantially different from this time last year, inventories in February were nonetheless at the highest level in 13 months.

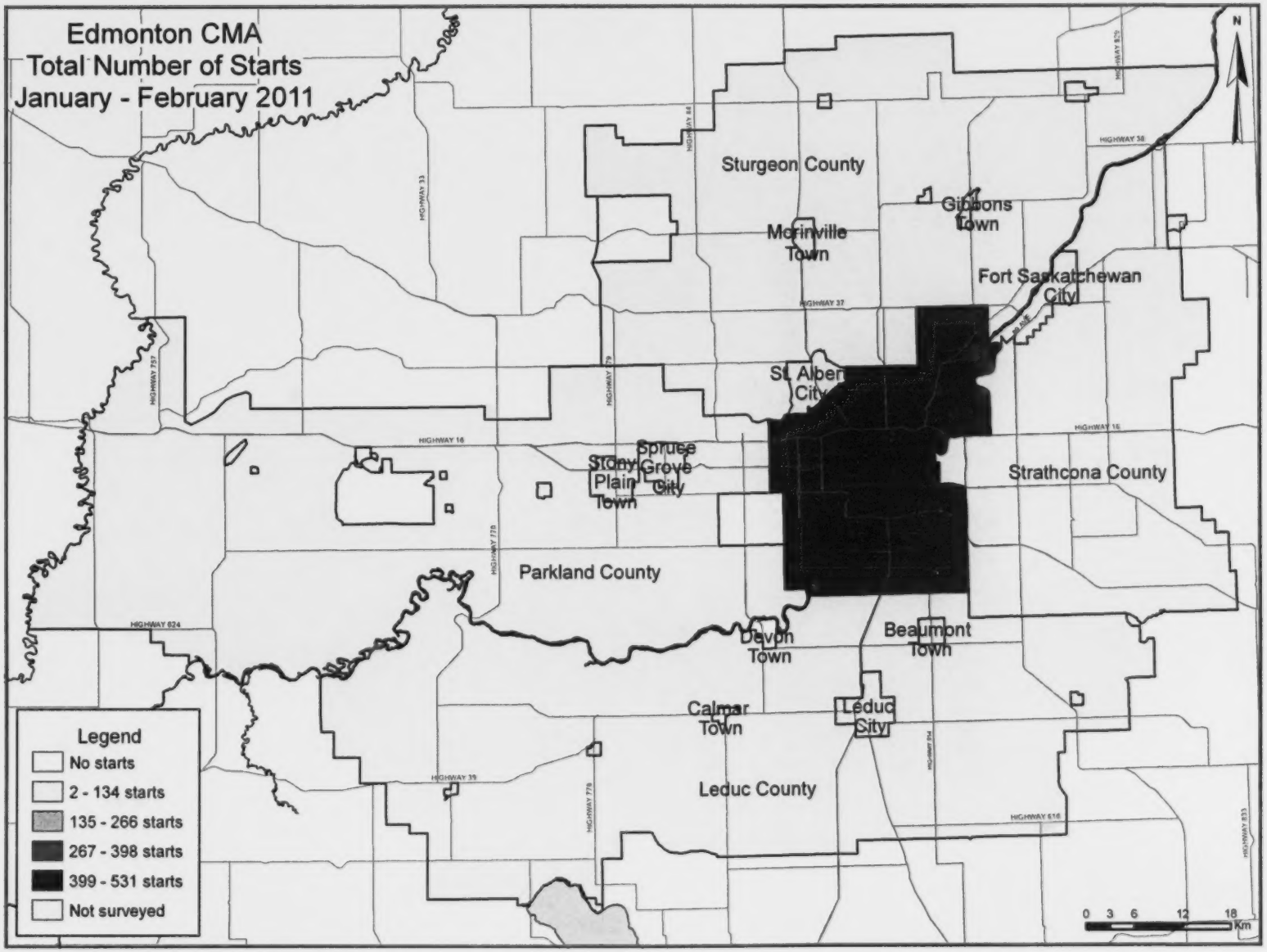

Edmonton CMA
Number of Starts (Multiples)
February 2011
Legend
No starts
4 - 29 starts
30 - 54 starts
55 - 79 starts
80 - 105 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
February 2011
Legend
No starts
1 - 61 starts
62 - 121 starts
122 - 181 starts
182 - 242 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
February 2011
Legend
No starts
1 - 87 starts
88 - 174 starts
175 - 260 starts
261 - 347 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - February 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 45 starts
46 - 87 starts
88 - 129 starts
130 - 171 starts
Not surveyed
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Singles)
January - February 2011
Legend
No starts
2 - 91 starts
92 - 181 starts
182 - 270 starts
271 - 360 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - February 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 779
HIGHWAY 624
HIGHWAY 39
HIGHWAY 616
Legend
No starts
2 - 134 starts
135 - 266 starts
267 - 398 starts
399 - 531 starts
Not surveyed
N
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2011	360	92	0	0	14	23	0	0	489
February 2010	483	110	22	1	16	0	10	0	642
% Change	-25.5	-16.4	-100.0	-100.0	-12.5	n/a	-100.0	n/a	-23.8
Year-to-date 2011	565	124	30	0	30	103	0	0	852
Year-to-date 2010	879	214	22	2	75	5	22	0	1,219
% Change	-35.7	-42.1	36.4	-100.0	-60.0	**	-100.0	n/a	-30.1
UNDER CONSTRUCTION									
February 2011	3,212	568	75	11	824	2,606	39	347	7,725
February 2010	3,169	766	101	16	881	2,220	35	487	7,675
% Change	1.4	-25.8	-25.7	-31.3	-6.5	17.4	11.4	-28.7	0.7
COMPLETIONS									
February 2011	560	92	14	0	60	303	0	28	1,057
February 2010	341	90	0	0	65	61	0	26	583
% Change	64.2	2.2	n/a	n/a	-7.7	**	n/a	7.7	81.3
Year-to-date 2011	1,013	174	45	1	107	372	3	31	1,746
Year-to-date 2010	714	150	3	1	111	380	0	28	1,387
% Change	41.9	16.0	**	0.0	-3.6	-2.1	n/a	10.7	25.9
COMPLETED & NOT ABSORBED									
February 2011	584	104	21	2	172	714	1	29	1,627
February 2010	403	61	10	0	219	704	2	22	1,421
% Change	44.9	70.5	110.0	n/a	-21.5	1.4	-50.0	31.8	14.5
ABSORBED									
February 2011	529	85	12	0	56	209	0	0	891
February 2010	356	98	1	0	88	73	2	25	643
% Change	48.6	-13.3	**	n/a	-36.4	186.3	-100.0	-100.0	38.6
Year-to-date 2011	957	158	37	0	96	276	3	13	1,540
Year-to-date 2010	707	150	4	1	130	410	2	51	1,455
% Change	35.4	5.3	**	-100.0	-26.2	-32.7	50.0	-74.5	5.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
February 2011	242	72	0	0	10	23	0	0	347
February 2010	274	84	22	1	13	0	10	0	404
Beaumont Town									
February 2011	14	0	0	0	0	0	0	0	14
February 2010	25	0	0	0	0	0	0	0	25
Devon Town									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2011	18	4	0	0	0	0	0	0	22
February 2010	34	10	0	0	0	0	0	0	44
Leduc City									
February 2011	12	4	0	0	0	0	0	0	16
February 2010	20	2	0	0	0	0	0	0	22
Leduc County									
February 2011	5	0	0	0	0	0	0	0	5
February 2010	6	0	0	0	0	0	0	0	6
Morinville Town									
February 2011	5	0	0	0	0	0	0	0	5
February 2010	4	0	0	0	0	0	0	0	4
Parkland County									
February 2011	8	0	0	0	0	0	0	0	8
February 2010	8	0	0	0	0	0	0	0	8
Spruce Grove City									
February 2011	11	10	0	0	0	0	0	0	21
February 2010	35	2	0	0	0	0	0	0	37
St. Albert City									
February 2011	15	0	0	0	0	0	0	0	15
February 2010	18	0	0	0	0	0	0	0	18
Stony Plain Town									
February 2011	8	0	0	0	0	0	0	0	8
February 2010	10	0	0	0	0	0	0	0	10
Strathcona County									
February 2011	13	2	0	0	4	0	0	0	19
February 2010	39	12	0	0	3	0	0	0	54
Sturgeon County									
February 2011	4	0	0	0	0	0	0	0	4
February 2010	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
February 2011	5	0	0	0	0	0	0	0	5
February 2010	3	0	0	0	0	0	0	0	3
Edmonton CMA									
February 2011	360	92	0	0	14	23	0	0	489
February 2010	483	110	22	1	16	0	10	0	642

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
February 2011	1,698	380	42	11	636	1,969	23	66	4,868
February 2010	1,736	478	62	9	581	1,947	35	206	5,054
Beaumont Town									
February 2011	153	16	0	0	4	0	0	0	173
February 2010	111	12	0	0	28	0	0	0	151
Devon Town									
February 2011	7	0	0	0	10	0	0	0	17
February 2010	10	8	0	0	10	0	0	0	28
Fort Saskatchewan City									
February 2011	136	34	0	0	13	0	0	223	406
February 2010	124	82	7	0	30	0	0	152	395
Leduc City									
February 2011	158	34	0	0	6	160	0	24	382
February 2010	179	52	4	0	56	0	0	47	338
Leduc County									
February 2011	92	0	0	0	0	0	0	0	92
February 2010	62	0	0	0	0	0	0	0	62
Morinville Town									
February 2011	57	0	8	0	54	0	0	0	119
February 2010	39	2	7	0	46	20	0	0	114
Parkland County									
February 2011	164	2	0	0	0	0	0	0	166
February 2010	119	0	0	0	0	0	0	0	119
Spruce Grove City									
February 2011	116	56	17	0	0	99	0	0	288
February 2010	183	48	17	0	0	0	0	0	248
St. Albert City									
February 2011	108	4	0	0	0	101	0	0	213
February 2010	113	16	0	0	28	101	0	82	340
Stony Plain Town									
February 2011	51	4	4	0	44	141	12	0	256
February 2010	64	2	4	0	68	119	0	0	257
Strathcona County									
February 2011	275	34	4	0	57	136	0	34	540
February 2010	282	62	0	7	34	0	0	0	385
Sturgeon County									
February 2011	136	0	0	0	0	0	0	0	136
February 2010	100	2	0	0	0	0	0	0	102
Remainder of the CMA									
February 2011	61	4	0	0	0	0	4	0	69
February 2010	47	2	0	0	0	33	0	0	82
Edmonton CMA									
February 2011	3,212	568	75	11	824	2,606	39	347	7,725
February 2010	3,169	766	101	16	881	2,220	35	487	7,675

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
February 2011	320	68	14	0	41	303	0	0	746
February 2010	214	60	0	0	29	61	0	26	390
Beaumont Town									
February 2011	53	0	0	0	4	0	0	0	57
February 2010	6	4	0	0	0	0	0	0	10
Devon Town									
February 2011	0	0	0	0	0	0	0	28	28
February 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2011	21	6	0	0	0	0	0	0	27
February 2010	17	6	0	0	0	0	0	0	23
Leduc City									
February 2011	38	4	0	0	6	0	0	0	48
February 2010	18	4	0	0	20	0	0	0	42
Leduc County									
February 2011	6	0	0	0	0	0	0	0	6
February 2010	8	2	0	0	0	0	0	0	10
Morinville Town									
February 2011	8	0	0	0	0	0	0	0	8
February 2010	2	0	0	0	0	0	0	0	2
Parkland County									
February 2011	22	0	0	0	0	0	0	0	22
February 2010	4	0	0	0	0	0	0	0	4
Spruce Grove City									
February 2011	11	10	0	0	0	0	0	0	21
February 2010	10	2	0	0	0	0	0	0	12
St. Albert City									
February 2011	12	0	0	0	0	0	0	0	12
February 2010	16	0	0	0	0	0	0	0	16
Stony Plain Town									
February 2011	4	0	0	0	0	0	0	0	4
February 2010	14	0	0	0	0	0	0	0	14
Strathcona County									
February 2011	30	4	0	0	9	0	0	0	43
February 2010	26	12	0	0	16	0	0	0	54
Sturgeon County									
February 2011	24	0	0	0	0	0	0	0	24
February 2010	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
February 2011	11	0	0	0	0	0	0	0	11
February 2010	1	0	0	0	0	0	0	0	1
Edmonton CMA									
February 2011	560	92	14	0	60	303	0	28	1,057
February 2010	341	90	0	0	65	61	0	26	583

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
February 2011	259	57	11	0	94	531	1	17	970
February 2010	202	38	5	0	130	413	1	10	799
Beaumont Town									
February 2011	25	0	0	0	2	0	0	0	27
February 2010	14	0	0	0	2	0	0	0	16
Devon Town									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	2	0	0	0	1	0	0	0	3
Fort Saskatchewan City									
February 2011	55	14	6	0	22	51	0	0	148
February 2010	31	11	1	0	21	73	0	0	137
Leduc City									
February 2011	42	7	0	0	8	20	0	0	77
February 2010	31	2	0	0	17	57	0	0	107
Leduc County									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
February 2011	19	0	1	0	13	0	0	0	33
February 2010	17	1	1	0	17	9	0	0	45
Parkland County									
February 2011	11	0	0	0	0	0	0	0	11
February 2010	7	0	0	0	0	0	0	0	7
Spruce Grove City									
February 2011	31	16	3	0	3	93	0	0	146
February 2010	14	2	3	0	0	93	0	0	112
St. Albert City									
February 2011	40	1	0	0	3	0	0	0	44
February 2010	29	3	0	0	1	0	0	0	33
Stony Plain Town									
February 2011	19	1	0	0	21	0	0	0	41
February 2010	19	0	0	0	23	43	1	0	86
Strathcona County									
February 2011	77	6	0	2	6	2	0	12	105
February 2010	31	4	0	0	7	16	0	12	70
Sturgeon County									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
February 2011	2	2	0	0	0	17	0	0	21
February 2010	3	0	0	0	0	0	0	0	3
Edmonton CMA									
February 2011	584	104	21	2	172	714	1	29	1,627
February 2010	403	61	10	0	219	704	2	22	1,421

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
February 2011	309	62	12	0	37	204	0	0	624
February 2010	219	63	1	0	55	70	0	25	433
Beaumont Town									
February 2011	42	0	0	0	3	0	0	0	45
February 2010	2	4	0	0	0	0	0	0	6
Devon Town									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2011	16	7	0	0	1	0	0	0	24
February 2010	18	9	0	0	2	0	0	0	29
Leduc City									
February 2011	35	2	0	0	6	0	0	0	43
February 2010	19	4	0	0	15	1	0	0	39
Leduc County									
February 2011	6	0	0	0	0	0	0	0	6
February 2010	8	2	0	0	0	0	0	0	10
Morinville Town									
February 2011	7	0	0	0	0	0	0	0	7
February 2010	6	0	0	0	0	0	0	0	6
Parkland County									
February 2011	23	0	0	0	0	0	0	0	23
February 2010	5	0	0	0	0	0	0	0	5
Spruce Grove City									
February 2011	8	7	0	0	0	0	0	0	15
February 2010	10	4	0	0	0	0	0	0	14
St. Albert City									
February 2011	15	0	0	0	0	0	0	0	15
February 2010	19	0	0	0	0	0	0	0	19
Stony Plain Town									
February 2011	5	0	0	0	0	0	0	0	5
February 2010	15	0	0	0	2	0	2	0	19
Strathcona County									
February 2011	30	7	0	0	9	0	0	0	46
February 2010	29	12	0	0	14	2	0	0	57
Sturgeon County									
February 2011	24	0	0	0	0	0	0	0	24
February 2010	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
February 2011	9	0	0	0	0	5	0	0	14
February 2010	1	0	0	0	0	0	0	0	1
Edmonton CMA									
February 2011	529	85	12	0	56	209	0	0	891
February 2010	356	98	1	0	88	73	2	25	643

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Edmonton City	242	275	74	94	8	35	23	0	347	404	-14.1
Beaumont Town	14	25	0	0	0	0	0	0	14	25	-44.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	18	34	4	10	0	0	0	0	22	44	-50.0
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	12	20	4	2	0	0	0	0	16	22	-27.3
Leduc County	5	6	0	0	0	0	0	0	5	6	-16.7
Morinville Town	5	4	0	0	0	0	0	0	5	4	25.0
Parkland County	8	8	0	0	0	0	0	0	8	8	0.0
Spruce Grove City	11	35	10	2	0	0	0	0	21	37	-43.2
St. Albert City	15	18	0	0	0	0	0	0	15	18	-16.7
Stony Plain Town	8	10	0	0	0	0	0	0	8	10	-20.0
Strathcona County	13	39	6	12	0	3	0	0	19	54	-64.8
Sturgeon County	4	7	0	0	0	0	0	0	4	7	-42.9
Remainder of the CMA	4	3	0	0	0	0	0	0	4	3	33.3
Edmonton CMA	360	484	98	120	8	38	23	0	489	642	-23.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	360	508	110	192	38	84	23	5	531	789	-32.7
Beaumont Town	20	39	0	4	0	0	0	0	20	43	-53.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	23	43	4	14	0	0	0	0	27	57	-52.6
Gibbons Town	2	3	0	0	0	0	0	0	2	3	-33.3
Leduc City	28	47	4	4	0	0	80	0	112	51	119.6
Leduc County	5	15	0	0	0	0	0	0	5	15	-66.7
Morinville Town	19	9	0	0	0	0	0	0	19	9	111.1
Parkland County	12	9	0	0	0	0	0	0	12	9	33.3
Spruce Grove City	16	77	22	20	0	0	0	0	38	97	-60.8
St. Albert City	22	21	0	0	0	0	0	0	22	21	4.8
Stony Plain Town	14	17	0	0	0	0	0	0	14	17	-17.6
Strathcona County	25	70	6	12	0	3	0	0	31	85	-63.5
Sturgeon County	13	12	0	0	0	0	0	0	13	12	8.3
Remainder of the CMA	6	11	0	0	0	0	0	0	6	11	-45.5
Edmonton CMA	565	881	146	246	38	87	103	5	852	1,219	-30.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Edmonton City	8	25	0	10	23	0	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	8	28	0	10	23	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	38	62	0	22	23	5	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	80	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	38	65	0	22	103	5	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Edmonton City	314	380	33	14	0	10	347	404
Beaumont Town	14	25	0	0	0	0	14	25
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	22	44	0	0	0	0	22	44
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	16	22	0	0	0	0	16	22
Leduc County	5	6	0	0	0	0	5	6
Morinville Town	5	4	0	0	0	0	5	4
Parkland County	8	8	0	0	0	0	8	8
Spruce Grove City	21	37	0	0	0	0	21	37
St. Albert City	15	18	0	0	0	0	15	18
Stony Plain Town	8	10	0	0	0	0	8	10
Strathcona County	15	51	4	3	0	0	19	54
Sturgeon County	4	7	0	0	0	0	4	7
Remainder of the CMA	4	3	0	0	0	0	4	3
Edmonton CMA	452	615	37	17	0	10	489	642

Table 2.5: Starts by Submarket and by Intended Market January - February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	482	689	49	78	0	22	531	789
Beaumont Town	20	43	0	0	0	0	20	43
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	27	57	0	0	0	0	27	57
Gibbons Town	2	3	0	0	0	0	2	3
Leduc City	32	51	80	0	0	0	112	51
Leduc County	5	15	0	0	0	0	5	15
Morinville Town	19	9	0	0	0	0	19	9
Parkland County	12	9	0	0	0	0	12	9
Spruce Grove City	38	97	0	0	0	0	38	97
St. Albert City	22	21	0	0	0	0	22	21
Stony Plain Town	14	17	0	0	0	0	14	17
Strathcona County	27	81	4	4	0	0	31	85
Sturgeon County	13	12	0	0	0	0	13	12
Remainder of the CMA	6	11	0	0	0	0	6	11
Edmonton CMA	719	1,115	133	82	0	22	852	1,219

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type February 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Edmonton City	320	214	78	68	45	21	303	87	746	390	91.3
Beaumont Town	53	6	4	4	0	0	0	0	57	10	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	28	0	28	0	n/a
Fort Saskatchewan City	21	17	6	6	0	0	0	0	27	23	17.4
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	38	18	4	4	6	20	0	0	48	42	14.3
Leduc County	6	8	0	2	0	0	0	0	6	10	-40.0
Morinville Town	8	2	0	0	0	0	0	0	8	2	**
Parkland County	22	4	0	0	0	0	0	0	22	4	**
Spruce Grove City	11	10	10	2	0	0	0	0	21	12	75.0
St. Albert City	12	16	0	0	0	0	0	0	12	16	-25.0
Stony Plain Town	4	14	0	0	0	0	0	0	4	14	-71.4
Strathcona County	30	26	4	12	9	16	0	0	43	54	-20.4
Sturgeon County	24	5	0	0	0	0	0	0	24	5	**
Remainder of the CMA	11	0	0	0	0	0	0	0	11	0	n/a
Edmonton CMA	560	341	106	98	60	57	331	87	1,057	583	81.3

Table 3.1: Completions by Submarket and by Dwelling Type January - February 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	577	439	128	118	86	43	372	408	1,163	1,008	15.4
Beaumont Town	70	14	12	4	0	0	0	0	82	18	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	2	0	0	5	28	0	30	5	**
Fort Saskatchewan City	39	31	10	14	11	3	0	0	60	48	25.0
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	82	47	6	6	6	20	0	0	94	73	28.8
Leduc County	11	13	0	2	0	0	0	0	11	15	-26.7
Morinville Town	16	3	0	0	3	0	3	0	22	3	**
Parkland County	32	13	0	0	0	0	0	0	32	13	146.2
Spruce Grove City	46	30	24	6	4	0	0	0	74	36	105.6
St. Albert City	27	34	0	2	0	0	0	0	27	36	-25.0
Stony Plain Town	11	22	4	8	8	0	0	0	23	30	-23.3
Strathcona County	57	54	12	14	13	19	0	0	82	87	-5.7
Sturgeon County	34	14	0	0	0	0	0	0	34	14	142.9
Remainder of the CMA	11	0	0	0	0	0	0	0	11	0	n/a
Edmonton CMA	1,014	715	198	174	131	90	403	408	1,746	1,387	25.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Edmonton City	45	21	0	0	303	61	0	26
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	28	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	20	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	9	16	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	60	57	0	0	303	61	28	26

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	86	43	0	0	372	380	0	28
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	28	0
Fort Saskatchewan City	11	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	20	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	8	0	0	0	0	0	0	0
Strathcona County	13	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	128	90	3	0	372	380	31	28

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Edmonton City	402	274	344	90	0	26	746	390
Beaumont Town	53	10	4	0	0	0	57	10
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	28	0	28	0
Fort Saskatchewan City	27	23	0	0	0	0	27	23
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	42	22	6	20	0	0	48	42
Leduc County	6	10	0	0	0	0	6	10
Morinville Town	8	2	0	0	0	0	8	2
Parkland County	22	4	0	0	0	0	22	4
Spruce Grove City	21	12	0	0	0	0	21	12
St. Albert City	12	16	0	0	0	0	12	16
Stony Plain Town	4	14	0	0	0	0	4	14
Strathcona County	34	38	9	16	0	0	43	54
Sturgeon County	24	5	0	0	0	0	24	5
Remainder of the CMA	11	0	0	0	0	0	11	0
Edmonton CMA	666	431	363	126	28	26	1,057	583

Table 3.5: Completions by Submarket and by Intended Market January - February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	727	540	436	440	0	28	1,163	1,008
Beaumont Town	72	18	10	0	0	0	82	18
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	5	28	0	30	5
Fort Saskatchewan City	60	48	0	0	0	0	60	48
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	88	53	6	20	0	0	94	73
Leduc County	11	15	0	0	0	0	11	15
Morinville Town	16	3	0	0	6	0	22	3
Parkland County	32	13	0	0	0	0	32	13
Spruce Grove City	70	36	4	0	0	0	74	36
St. Albert City	27	34	0	2	0	0	27	36
Stony Plain Town	15	24	8	6	0	0	23	30
Strathcona County	66	68	16	19	0	0	82	87
Sturgeon County	34	14	0	0	0	0	34	14
Remainder of the CMA	11	0	0	0	0	0	11	0
Edmonton CMA	1,232	867	480	492	34	28	1,746	1,387

Source: CMHC (Starts and Completions Survey)

Table 7 Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
February 2011	39	13.0	89	29.8	90	30.1	44	14.7	37	12.4	299	473,000	511,221
February 2010	53	24.7	100	46.5	43	20.0	6	2.8	13	6.0	215	404,100	445,221
Year-to-date 2011	84	16.1	154	29.4	142	27.2	71	13.6	72	13.8	523	462,500	523,423
Year-to-date 2010	90	21.6	174	41.8	85	20.4	24	5.8	43	10.3	416	419,650	466,197
Beaumont Town													
February 2011	12	28.6	25	59.5	4	9.5	1	2.4	0	0.0	42	390,146	379,624
February 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	16	28.1	30	52.6	9	15.8	2	3.5	0	0.0	57	397,782	389,549
Year-to-date 2010	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	365,221	360,038
Calmar Town													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Fort Saskatchewan City													
February 2011	0	0.0	9	56.3	3	18.8	2	12.5	2	12.5	16	433,900	485,381
February 2010	7	38.9	8	44.4	1	5.6	1	5.6	1	5.6	18	354,270	379,363
Year-to-date 2011	1	3.2	16	51.6	8	25.8	3	9.7	3	9.7	31	441,500	477,542
Year-to-date 2010	10	32.3	13	41.9	3	9.7	4	12.9	1	3.2	31	365,100	402,082
Gibbons Town													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Leduc City													
February 2011	12	34.3	20	57.1	3	8.6	0	0.0	0	0.0	35	375,900	371,486
February 2010	10	52.6	7	36.8	1	5.3	1	5.3	0	0.0	19	335,622	360,610
Year-to-date 2011	25	34.2	36	49.3	9	12.3	2	2.7	1	1.4	73	385,957	386,539
Year-to-date 2010	31	64.6	13	27.1	2	4.2	2	4.2	0	0.0	48	306,670	335,482
Leduc County													
February 2011	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	--	--
February 2010	0	0.0	2	25.0	5	62.5	0	0.0	1	12.5	8	--	--
Year-to-date 2011	4	36.4	2	18.2	0	0.0	2	18.2	3	27.3	11	412,900	505,627
Year-to-date 2010	0	0.0	3	25.0	8	66.7	0	0.0	1	8.3	12	475,500	494,128
Morinville Town													
February 2011	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
February 2010	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2011	4	33.3	7	58.3	1	8.3	0	0.0	0	0.0	12	370,950	379,042
Year-to-date 2010	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
February 2011	0	0.0	3	30.0	1	10.0	0	0.0	6	60.0	10	710,000	754,790
February 2010	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2011	1	7.1	3	21.4	2	14.3	1	7.1	7	50.0	14	637,500	690,136
Year-to-date 2010	3	21.4	0	0.0	0	0.0	1	7.1	10	71.4	14	767,400	809,452
Spruce Grove City													
February 2011	1	12.5	3	37.5	4	50.0	0	0.0	0	0.0	8	--	--
February 2010	7	70.0	3	30.0	0	0.0	0	0.0	0	0.0	10	337,450	349,778
Year-to-date 2011	6	17.1	17	48.6	8	22.9	3	8.6	1	2.9	35	419,670	433,602
Year-to-date 2010	17	56.7	12	40.0	1	3.3	0	0.0	0	0.0	30	341,798	346,094
St. Albert City													
February 2011	0	0.0	6	42.9	2	14.3	5	35.7	1	7.1	14	500,700	519,129
February 2010	0	0.0	8	42.1	3	15.8	6	31.6	2	10.5	19	528,900	558,526
Year-to-date 2011	0	0.0	7	28.0	6	24.0	8	32.0	4	16.0	25	549,900	553,504
Year-to-date 2010	1	3.1	11	34.4	7	21.9	8	25.0	5	15.6	32	515,500	559,263
Stony Plain Town													
February 2011	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
February 2010	10	66.7	4	26.7	0	0.0	0	0.0	1	6.7	15	327,726	355,403
Year-to-date 2011	5	41.7	4	33.3	3	25.0	0	0.0	0	0.0	12	382,000	347,305
Year-to-date 2010	15	62.5	7	29.2	1	4.2	0	0.0	1	4.2	24	332,487	349,244
Strathcona County													
February 2011	0	0.0	9	32.1	10	35.7	7	25.0	2	7.1	28	495,000	538,643
February 2010	0	0.0	11	37.9	6	20.7	5	17.2	7	24.1	29	490,000	605,828
Year-to-date 2011	0	0.0	16	29.6	20	37.0	8	14.8	10	18.5	54	506,500	577,056
Year-to-date 2010	0	0.0	21	38.2	14	25.5	7	12.7	13	23.6	55	490,000	615,496
Sturgeon County													
February 2011	5	20.8	2	8.3	3	12.5	6	25.0	8	33.3	24	590,000	570,792
February 2010	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Year-to-date 2011	8	23.5	4	11.8	4	11.8	8	23.5	10	29.4	34	565,000	541,735
Year-to-date 2010	3	21.4	0	0.0	3	21.4	0	0.0	8	57.1	14	680,000	708,929
Remainder of the CMA													
February 2011	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Edmonton CMA													
February 2011	76	15.3	176	35.4	122	24.5	65	13.1	58	11.7	497	449,000	494,014
February 2010	94	26.7	145	41.2	61	17.3	19	5.4	33	9.4	352	410,000	462,755
Year-to-date 2011	158	17.8	298	33.5	214	24.1	108	12.1	111	12.5	889	447,300	500,111
Year-to-date 2010	182	26.1	261	37.4	126	18.1	46	6.6	82	11.8	697	413,600	469,772

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2011

Submarket	Feb 2011	Feb 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	511,221	445,221	14.8	523,423	466,197	12.3
Beaumont Town	379,624	--	n/a	389,549	360,038	8.2
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	485,381	379,363	27.9	477,542	402,082	18.8
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	371,486	360,610	3.0	386,539	335,482	15.2
Leduc County	--	--	n/a	505,627	494,128	2.3
Morinville Town	--	--	n/a	379,042	--	n/a
Parkland County	754,790	--	n/a	690,136	809,452	-14.7
Spruce Grove City	--	349,778	n/a	433,602	346,094	25.3
St. Albert City	519,129	558,526	-7.1	553,504	559,263	-1.0
Stony Plain Town	--	355,403	n/a	347,305	349,244	-0.6
Strathcona County	538,643	605,828	-11.1	577,056	615,496	-6.2
Sturgeon County	570,792	--	n/a	541,735	708,929	-23.6
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	494,014	462,755	6.8	500,111	469,772	6.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
February 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,293	2,160	2,651	48.8	315,483	0.2	323,092
	February	1,132	-12.8	1,309	2,666	2,938	44.6	311,674	-1.7	321,008
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2009	3,744	36.2		5,167			318,864	0.7	
	Q4 2010	3,225	-13.9		5,292			316,010	-0.9	
	YTD 2010	2,182	20.9		4,704			316,059	1.2	
	YTD 2011	1,924	-11.8		4,826			313,242	-0.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	921
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	906
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	917
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	949
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	934
2011	January	592	3.35	5.19	89.0	123.9	650	5.8	72.3	929
	February	607	3.50	5.44		124.3	657	5.8	72.9	932
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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